

City of Minneapolis
CPED - Public Land Sale and Acquisition Form

Section I. Property Information

PROJECT COORDINATORS COMPLETE SECTION I.

ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY

PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS

Submitted by: Edie Oliveto-Oates

Phone #: 612-673-5229

Form Initiated Date: 9/5/2012

Complete by Date: 9/13/2012

1. Address: 2501 James Avenue North

2. Property Identification Number (PIN): 16-029-24-21-0040

3. Lot Size: 57 x 115 - 6,610 sq ft

4. Current Use: Vacant Land

5. Current Zoning: R1A

6. Proposed future use (include attachments as necessary): Single Family Housing Development

7. List addresses of adjacent parcels owned by CPED/City: 2511 James Ave N

8. Project Coordinator comments: This project will be developed under the Green Homes North project.

PROJECT COORDINATOR: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Section II. Zoning Review

9. Lot is Buildable for any structure ☒ Non-Buildable for any structure ☐

Explain: The property is buildable but a variance may be required due to setbacks. A single family dwelling is a permitted use in the R1A zone district provided setbacks and other regulations are met. A reverse corner lot setback applies to the property, thus imposing a larger than usual front yard setback established by the location of 1612 25th Avenue North pursuant to the definitions in Chapter 520.160.

10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?

Yes ☒ No ☐ If yes, what applications? A variance application will likely be required due to the reverse corner lot designation of the subject property. Additionally, an administrative review application to permit a 1-4 unit dwelling on the property will be required.

11. Comments: _____

Completed by: RDC Date: 9/13/2012

ZONING STAFF: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Section III. Community Planning Review

12. List adopted small area plan(s) in effect for parcel: There are no small area plans in effect for this parcel.

13. Future land use/designation(s) identified in The Minneapolis Plan and other adopted plans: The Minneapolis Plan for Sustainable Growth designates this area as Urban Neighborhood.

14. Is future land use proposed in item 6 consistent with future land use plans?

Yes ☒ No ☐ If no, why not? _____

15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?

Yes ☐ No ☒ If yes, explain possible development scenarios _____

16. Is parcel identified in adopted plans as a catalyst/essential site for future development?

Yes ☐ No ☒ If Yes, what type of development? _____

Comments: A single-family home is in conformance with the policy guidance of the Urban Neighborhood category of the comprehensive plan. this site is in the 25th and James Avenue Cluster.

Completed by: Jim Voll Date: 9/19/2012

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COMMUNITY PLANNER:

EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Planning Director Review

by: Jason Wittenberg Date: 9/19/2012

PLANNING DIRECTOR:

EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Multi-Family Housing Staff Comments

by: Wes Butler

Date: 9/20/2012

Comments: MF concurs with this proposal.

Single-Family Housing Staff Comments

by: Elfric Porte

Date: 9/20/2012

Comments: Single Family concurs with the proposal

Real Estate Development Services Staff Comments

by: N/A

Date: _____

Comments: See Single Family comments

Business Development Staff Comments

by: Kristin Guild

Date: 9/21/2012

Comments: Business Development concurs with the sales as proposed

Economic Development Director Review

by: Cathy Polasky

Date: 9/24/2012

PLEASE CHECK ONE BOX:

☒ **PROCEED to market the property as proposed**

Project Coordinator: Contact Community Planner (in Section III) in advance of CD Committee hearing to acquire City Planning Commission finding of consistency with *The Minneapolis Plan for Sustainable Growth*

☐ **HOLD this property for discussion at next available Director's Meeting**

Note: If there is policy conflict or strategic options outlined in this form, this land sale must be discussed at a Director's Meeting so that a decision on whether or not to proceed can be made

Director's Notes (reason for **HOLD** status): _____

Housing Director Review

by: Tom Streitz

Date: 9/24/2012

EMAIL COMPLETED FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Note: The completed and signed CPED public land form and the Planning Commission action as to the consistency with the City's Comprehensive Plan **must** be attached to the staff report that is submitted to the Community Development Committee.

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Submitted by: Edie Oliveto-Oates

Phone #: 612-673-5229

Form Initiated Date: 9/5/2012

Complete by Date:

1. Address: 2534 James Avenue North

2. Property Identification Number (PIN): 16-029-24-21-0033

3. Lot Size: 45 x 125 - 5,688 sq ft

4. Current Use: Vacant Land

5. Current Zoning: R1A

6. Proposed future use (include attachments as necessary): Single Family Housing Development

7. List addresses of adjacent parcels owned by CPED/City: 2530 James Ave N

8. Project Coordinator comments: This project will be developed under the Green Homes North project.

PROJECT COORDINATOR: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

Section II. Zoning Review

9. Lot is Buildable for **any** structure ☒ Non-Buildable for **any** structure ☐

Explain: The property is zoned R1A single family residential.

10. Will any land use applications be required to achieve the **proposed** future use noted in item 6?

Yes ☒ No ☐ If yes, what applications? An administrative review application to permit a 1-4 unit dwelling on the property will be required

11. Comments: This is a corner lot. It appears to be of typical size and dimension.

Completed by: RDC Date: 9/13/2012

ZONING STAFF: EMAIL FORM TO ARLENE.ROBINSON@MINNEAPOLISMN.GOV

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Yes ☒ No ☐ If no, why not?

15. Does the City own adjacent parcels that could be combined with this parcel to create a larger development?

Yes ☐ No ☒ If yes, explain possible development scenarios

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Yes ☐ No ☒ If Yes, what type of development?

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by: Jason Wittenberg Date: 9/19/2012

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Comments: MF concurs with this proposal.

Single-Family Housing Staff Comments

by: Elfrie Porte

Date: 9/20/2012

Comments: Single Family concurs with the proposal

Real Estate Development Services Staff Comments

by: N/A

Date: _____

Comments: See Single Family comments

Business Development Staff Comments

by: Kristin Guild

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